



Evaluation and Recommendations Report

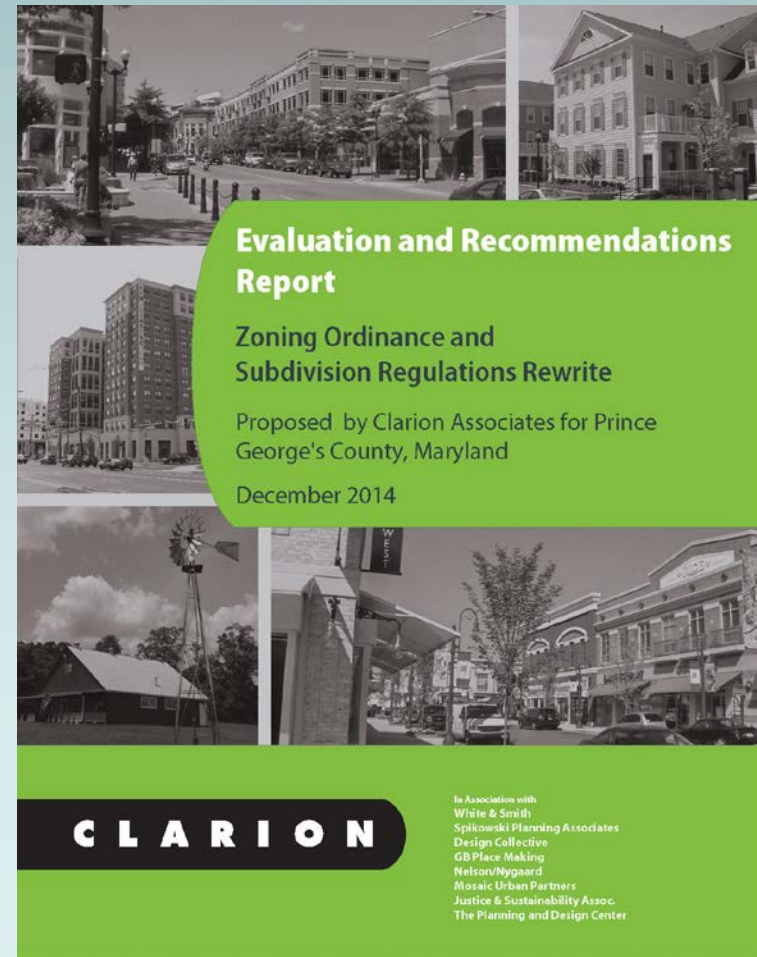
Zoning Ordinance and Subdivision Regulations Rewrite

Proposed by Clarion Associates for
Prince George's County, Maryland

January 2015

Overview of Presentation

- Project Schedule
- Meetings on the Report
- The Report
- Next Steps



Project Schedule

TASK

SCHEDULE

1. Public Outreach and Input

2014-Ongoing

2. Evaluation and
Recommendations

2014-2015

3. Drafting the new Zoning
Ordinance and Subdivision
Regulations

2015-2016

4. Implementing the new
Ordinance and Regulations

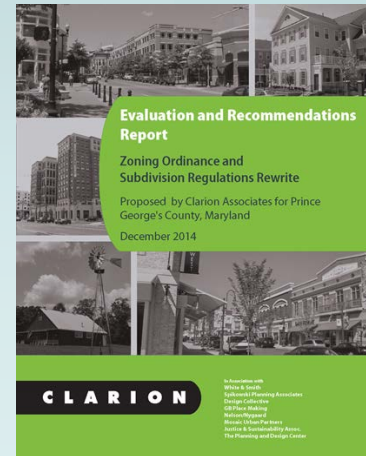
2016-2017

Meetings on the Report

- **Three Countywide Public Forums** **January 27-29, 2015**
- **Four Focus Group meetings** **January 27-29, 2015**
- **Zoning Technical Panel meeting** **January 29, 2015**
- **Second Planning Board meeting** **January 29, 2015**
- **District Council meeting** **February, 10, 2015**
- **Drafting Zoning Ordinance and Subdivision Regulations** **March 2015 and beyond**

The Report-Introduction

- Prince George's County is not attracting desired development.
- Current Zoning Ordinance and Subdivision Regulations are part of the problem.
- Project goals:
 - Eliminate regulatory barriers to economic development.
 - Streamline approval for desired development at transit stations, and for mixed use and infill.
 - Encourage redevelopment in distressed areas.
 - Protect stable residential neighborhoods.
 - Implement *Plan Prince George's 2035*.
 - Modernize regulations.
- Report evaluates regulations and suggests changes and best practices to achieve project goals.



The Report: Key Themes

- I. Make the Regulations More User-Friendly and Streamlined**
- II. Implement Key Goals, Policies, and Strategies of *Plan Prince George's 2035***
- III. Modernize, Simplify, and Consolidate Zones and Zone Regulations**
- IV. Modernize the Regulations and Incorporate Best Practices**

Improve User-Friendliness

Recommendations: Reorganize the Structure

Subtitle 27: Suggested Zoning Ordinance Structure

Division 27-1 General Provisions

Division 27-2 Administration

Division 27-3 Zone and Zone Regulations

Division 27-4 Use Standards

Division 27-5 Development Regulations

Division 27-6 Nonconformities

Division 27-7 Enforcement

Division 27-8 Definitions

Subtitle 24: Proposed Subdivision Regulations

Division 24-1 General Provisions

Division 24-2 Administration

Division 24-3 Subdivision Standards

Sec. 24-3.100 Planning and Design

Sec. 24-3.200 Transportation, Pedestrian, Bikeway, Circulation

Sec. 24-3.300 Environmental

Sec. 24-3.400 Public Facility Requirements

Sec. 24-3.500 Public Facility Adequacy

Sec. 24-3.600 Road Adequacy

Sec. 24-3.700 School Facility Adequacy

Sec. 24-3.800 Parklands and Recreation Facilities

Division 24-4 CBCA Standards

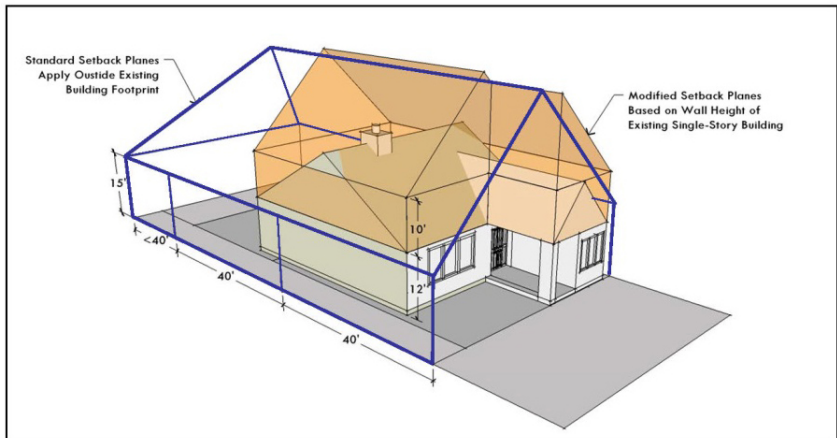
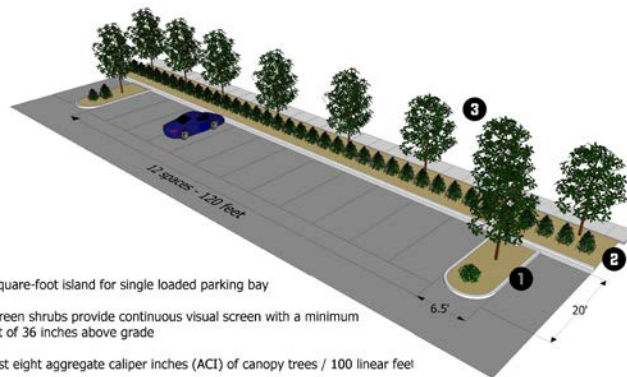
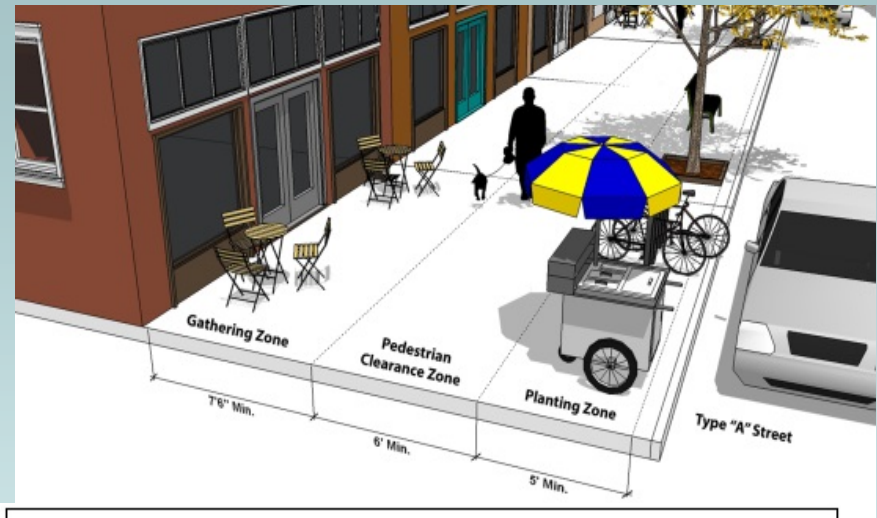
Division 24-5 Enforcement

Division 24-6 Definitions

Improve User-Friendliness

Recommendations:

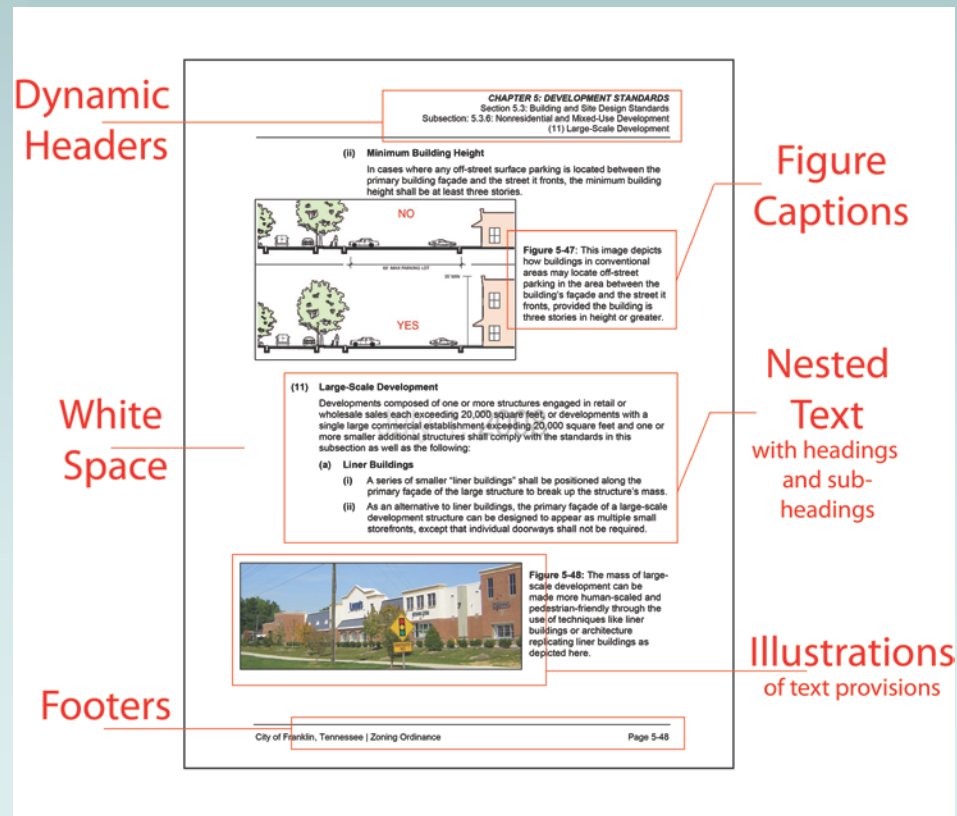
- More graphics and illustrations



Improve User-Friendliness

Recommendations:

- Improve document formatting
- Design for electronic use
- Make language clearer and more precise

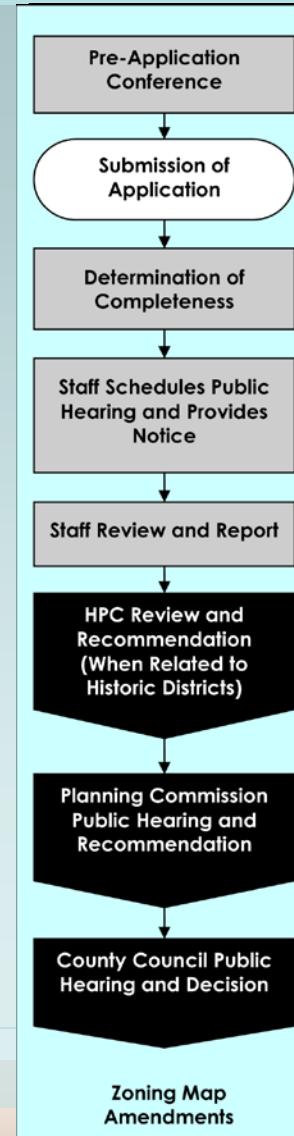


Improve User-Friendliness

Recommendations:

Simplify and reorganize procedures

- Establish standard procedures
 - Consolidate Public Notification
 - Neighborhood Meetings
 - Pre-application Conference
 - Application Completeness Determination
- Use a Procedures Manual
- More precise review standards



Improve User-Friendliness

Recommendations:

- Reorganize zoning amendments into 4 types.
- Consolidate special permits with special exceptions.
- Consolidate CSP and DSP into Major/Minor Site Plan (one step).
 - Major - Planning Board
 - Minor - Director
- Carry forward subdivision procedures.
 - Except Planning Director approves final plat

TABLE 2: SUGGESTED DEVELOPMENT REVIEW PROCEDURES, PRINCE GEORGE'S COUNTY
 D = Decision R = Recommendation¹² C = Comment A = Appeal¹³ I = Initiation (If Other Than Applicant)
 < > = Public Hearing Required

Procedure	Review and Decision-Making Bodies									
	District Council	Planning Board	Zoning Hearing Examiner	Board of Zoning Appeals	Planning Director	Planning Staff ¹⁴	Historic Preservation Commission	Municipalities	DPIE ¹⁵	Subdivision and Development Review Committee
Master Plans or Sector Plans										
Master Plan or Sector Plan	I <D> [2]	<R> [1]				C				
Amendments and Planned Developments										
Comprehensive Map Amendment and Text Amendments										
Text Amendment						C	C ¹⁶			
Countywide Map Amendment	<D>	<R>				C	C ¹⁶			
Sectional Map Amendment										
Parcel Specific Map Amendment	<D>	<R>	<R>			C	C ¹⁶			
Planned Developments – with Basic Plan [3][5]	<D>	<R>	<R>			C	C ¹⁶			
Zoning Map Amendment – Chesapeake Bay Critical Area Overlay Zone	<D>	I <R>	<R>			C				
Use Permits										
Special Exceptions [4][6]			<D>							C
Site Plans										
Major Site Plan	<A>	<D>				C				C
Minor Site Plan		<A>			<D>	C				C
Subdivisions										
Major Subdivision										C
Preliminary Plan (Conventional)		<D>				C				C
Final Plat					D					
Minor Subdivision		<A>			D					C
Conservation Subdivision										
Sketch Plan					C ¹⁹					
Preliminary Plan		<D>				C				C
Final Plat					D					
Vacation of Plat		<D>				C				

Improve User-Friendliness

Recommendations:

- Add formal interpretation by Planning Director.
- Allow adjustments for parking, landscape, signs, buffers, dimensional/design standards.
 - Minor: Planning Director
 - Major: Planning Board
- Carry forward adjustments for municipalities (parking, signs, landscape, screening/buffers).
- Add contextual compatibility standards.

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Permits and Certificates										
Zoning Certification				<A>		D				
Buildable Lot Letter				<A>		D				
Use and Occupancy Permit				<A>					D	
Temporary Use and Occupancy Permits				<A>					D	
Grading Permit				<A>					D	
Building Permit				<A>					D	
Chesapeake Bay Critical Area Conservation Plan										
Minor Plan					D	C				C
Major Plan		D				C				C
Relief Procedures [9]										
Interpretations (Text, Uses, and Zone Map)				<A>	D					
Variances				<D>		C				
Adjustments (Departures)										
Minor Adjustments [7]		<A>			D					
Major Adjustments [8]		<D>								
Validation of Permits Issued in Error	<D>		<R>							
Appeals				<D>		C				
Enforcement Procedures										
Zoning Enforcement, Generally				<A>					I	
Annulments of Map Amendment for Noncompliance with Conditions	<D>		<R>							
Other Procedures										
Construction of Buildings within Planned Highways and Transit Routes	<D>		<R>							

Improve User-Friendliness

QUESTIONS AND COMMENTS



Key Plan 2035 Goals

Protect the Character of Stable Neighborhoods

Recommendations:

1. Neighborhood Compatibility Standards.
2. Mandatory Pre-application Neighborhood Meetings.
3. A Neighborhood Conservation Overlay Zone.



TABLE 13: POTENTIAL NEIGHBORHOOD COMPATIBILITY STANDARDS

Site Layout	Require structures to maintain consistent façade directions and building orientations as existing homes along the same block face.
	Require the primary entrance of a new building or renovated structures with construction affecting the primary entrance to face the street from which the building obtains its street address or mailing address.
Building Façade Standards	Require that driveways maintain a maximum width of ___ feet or less between the driveway apron and the front façade plane of the building. In the event the existing driveway is to be retained, then it may not be widened except to obtain a width of 12 feet.
	Require construction of a similar roof type as single-family development in terms of slope and arrangement to prevent abrupt changes in roof form
	Orient porches, balconies, outdoor space, and other site attributes such as vending machines associated with multifamily and nonresidential development away from adjacent single-family residential development
	Use similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations as that included on adjacent single-family development

Key Plan 2035 Goals

Preservation of Rural and Agricultural Lands Recommendations:

- Refine the conservation subdivision regulations.
- Broaden the range of agricultural support uses.
- Enhance farmland compatibility standards to protect farms from encroaching development.

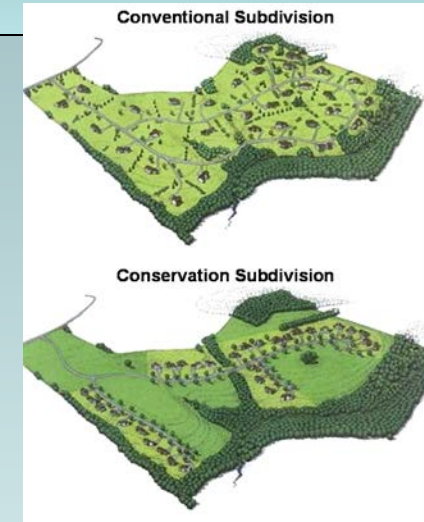


TABLE 14: SUGGESTED CONSERVATION SUBDIVISION CHANGES		
Zone/Plan Classification	Applicability	Basic Standards
Open Space (OS) and Agricultural-Residential (AR) zones	Mandatory (for all subdivisions over 7 lots)	<ul style="list-style-type: none"> Minimum open space percentage: retain at 60% for OS zones, 50% for AR zones, and 40% for RE and RR zones; allow a range of density bonuses for additional open space, possibly for amount of open space in active agricultural use Open space use: establish priorities or prioritization guidelines, with a focus on preservation of agricultural lands, woodlands, and viewsheds; allow agricultural and silvicultural activities in open space; discourage or prohibit competing active recreational activities Use a single set of minimum lot size, lot coverage, and yard depth standards consistent with septic system use; add transitional standards where lots abut residential zones with greater minimum lot sizes
Rural-Estate(RE) and Rural-Residential (RR) zones in Rural and Agricultural Areas		
Rural-Estate(RE) and Rural-Residential (RR) zones outside Rural and Agricultural Areas	Voluntary	<ul style="list-style-type: none"> Minimum open space percentage: retain 40% for RE and RR zones; allow a range of density bonuses for additional open space Open space use: establish priorities or prioritization guidelines, with a focus on preservation of woodlands, environmentally-sensitive areas, recreation lands, or viewsheds; encourage active recreational activities and passive recreational activities where these activities would not require disturbance or impacts to protected areas Use a single set of minimum lot size, lot coverage, and yard depth standards consistent with septic system use; add transitional standards where lots abut residential zones with greater minimum lot sizes

Key *Plan 2035* Goals

Sustainable/Green Building Practices

- **Recommendations:**

- Allow key green building practices.
- Remove barriers to market driven innovations.
- Create meaningful incentives for practices that are most expensive and hardest to achieve.
- Include reasonable, objective, and enforceable standards that can be achieved at low or moderate costs during early phases of site/building design.
- Coordinate these provisions with the building, energy, and plumbing codes.



Key Plan 2035 Goals

QUESTIONS AND COMMENTS



Modernize and Simplify Zones

Current Zones

- Too complex – too many zones.
- Standards too suburban.
- Don't recognize different development contexts.
- No true agricultural zone.
- Do not adequately support TOD.
- Use tables are complex, inconsistent, too many footnotes.
- Big gap between current zones and policy direction in *Plan Prince George's 2035*.

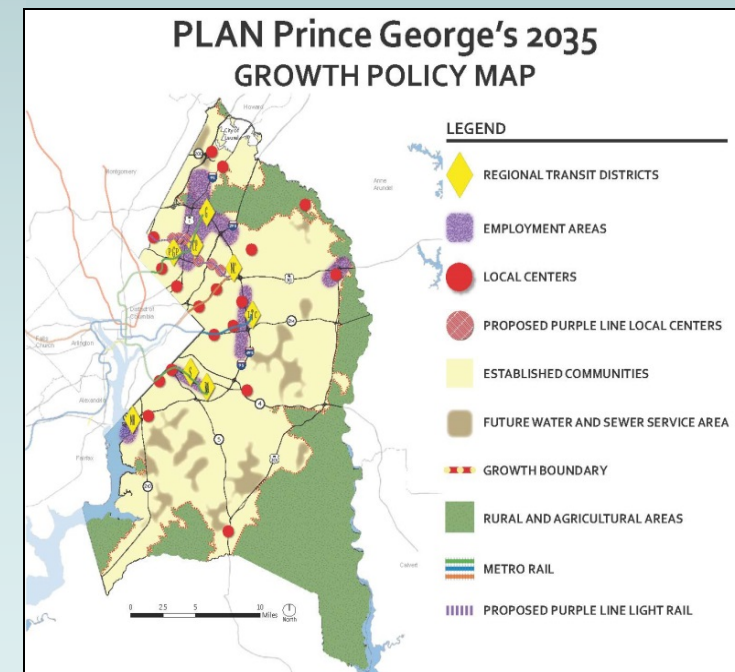
TABLE 4: CURRENT CONVENTIONAL BASE ZONES, PRINCE GEORGE'S COUNTY	
Zone Name	General Description
R-18C: Multifamily Medium Density Residential-Condominium	Same as R-18 Zone except dwelling units must be condominiums, or developed in accordance with R-T Zone regulations; requires detailed site plan approval for multifamily and attached dwellings. Standard lot size – 1 ac for apartments; 1,500 sf for two-family dwellings; 1,800 sf for other attached. Max. density – 14 du/ac for garden apartments; 20 du/ac for mid-rise apartments; 9 du/ac for three-family; 8 du/ac for two-family; 6 du/ac for other attached.
R-10A: Multifamily, High Density Residential-Efficiency	Provides for a multifamily development designed for the elderly, singles, and small family groups; requires detailed site plan approval for buildings 110 feet in height or less and a special exception for higher buildings. Min. lot size - 2 ac; Max. density - 48 du/ac + 1 du/ac for each 1,000 sq. ft. of indoor common area.
R-10: Multifamily High Density Residential	Provides for high-density residential close to commercial and cultural centers; requires detailed site plan approval for buildings 110 feet in height or less and a special exception higher buildings. Min. lot size - 20,000 sf; Max. density – 48 du/ac.
R-H: Multifamily High-Rise Residential	Provides for high-density, vertical residential development; requires detailed site plan approval for multifamily dwellings. Min. lot size - 5 ac; Max. density - 48.4 du/ac.
Commercial Zones	
C-O: Commercial Office	Provides for uses of a predominantly nonretail commercial nature, such as business, professional and medical offices, and related administrative services.
C-A: Ancillary Commercial	Provides for certain small retail commercial uses, physician and dental offices, and similar professional offices that are strictly related to, and supply necessities in frequent demand by, the daily needs of an area with a minimum of consumer travel. Max. zone size: 3 ac.
C-S-C: Commercial Shopping Center	Provides for retail and service commercial activities generally located within shopping center facilities.
C-1: Local Commercial, Existing	Subject to the same use, intensity, and dimensional regulations as the C-S-C Zone.
C-2: General Commercial, Existing	Subject to the same use, intensity, and dimensional regulations as the C-S-C Zone.
C-C: Community Commercial, Existing	Subject to the same use, intensity, and dimensional regulations as the C-S-C Zone.
C-G: General Commercial, Existing	Subject to the same use, intensity, and dimensional regulations as the C-S-C Zone.
C-H: Highway Commercial, Existing	Subject to the same use, intensity, and dimensional regulations as the C-M Zone.
C-M: Commercial Miscellaneous	Provides for varied commercial uses, including office and highway-oriented uses, that may be disruptive to the compactness and homogeneity of retail shopping centers.
C-W: Commercial Waterfront	Provides for marine activities related to tourism, vacationing, boating, and water-oriented recreation, as well as limited employment areas that cater to marine activities along a waterfront.
C-R-C: Commercial Regional Center	Provides for major regional shopping malls and related uses that are consistent with the concept of an upscale mall; requires detailed site plan approval. Min. tract area – 100 ac; Max. FAR - .75; Max. building coverage: 50%; Max. building height – 75 ft.
Industrial Zones	
I-1: Light Industrial	Provides for light manufacturing, warehousing, and distribution uses; Min. green space – 10%.
I-2: Heavy Industrial	Provides for highly intensive industrial and manufacturing uses; Min. green space – 10%.
I-3: Planned Industrial/Employment Park	Provides for a mixture of industrial, research, and office uses with compatible institutional, recreational, and service uses will retain the dominant industrial/employment character of the zone and have minimal detrimental effects on residential and other adjacent areas; restricts outdoor uses and limits warehousing and wholesaling uses; requires conceptual and detailed site plan approvals. Min. tract size - 25 ac; Min. lot size – 2ac; Min. green space – 25%.
I-4: Limited Intensity Industrial	Provides for limited intensity manufacturing, warehousing, distribution, and commercial uses that are compatible with surrounding zoning and uses. Max. commercial FAR – 0.3; Min. green space – 25%.
U-L-I: Urban Light Industrial	Provides for a variety of small-scale light industrial uses in older, mostly developed industrial areas located close to established residential communities; applies a flexible regulatory process with standards to promote compatible reinvestment in, and redevelopment of, older urban industrial areas as employment centers.

Modernize and Simplify Zones

Policy Direction in *Plan 2035*: Growth Policy Map

Zones should align with Map designations.

- Regional Transit Districts (3 near-term, 2 longer-term, and 3 other)
- Local Centers (26)
 - Local Transit Centers
 - Neighborhood Centers
 - Campus Centers
 - Town Centers
- Employment Areas (5)
- Established Communities
- Future Water and Sewer Service Areas
- Rural and Agricultural Areas



Modernize and Simplify Zones

Recommendations:

- Establish zones that support *Plan 2035* goals and “level the playing field” for Centers.
- Simplify, consolidate, and modernize zones.
- Allow preferred forms of development.
- Provide planned development options for Centers, under certain circumstances.

TABLE 10: SUGGESTED NEW ZONE STRUCTURE				
Current Zones	Suggested New Zones	Plan 2035 Classifications		
		Generalized Land Use Categories	Strategic Investment Classifications	Growth Policy Classifications
Base Zones				
Rural, Agricultural, and Open Space Base Zones				
R-O-S: Reserved Open Space	ROS: Reserved Open Space	Parks and Open Space	Priority Preservation Area	Rural & Agricultural Area and Future Water & Sewer Service Area
O-S: Open Space	OS: Open Space			
R-A: Residential-Agricultural	AR: Agricultural-Residential	Rural and Agricultural		
R-E: Residential Estate	RE: Residential Estate			
Residential Base Zones				
R-R: Rural Residential	RR: Rural Residential	Low		Established Community
R-80: One-Family Detached Residential	SFR-4.6: Single-Family Residential-4.6	Residential Medium		
R-55: One-Family Detached Residential	SFR-6.7: Single-Family Residential-6.7			
R-35: One-Family Semidetached & Two-Family Detached Residential	2FR: Two-Family Residential [CONSOLIDATED]			
R-20: One-Family Triple-Attached Residential	MFR-12: Multifamily Residential-12 [CONSOLIDATED]	Residential Medium-High		
R-T: Townhouse				
R-30: Multifamily Low Density Residential				
R-30C: Multifamily Low Density Residential – Condominium				
R-18: Multifamily Medium Density Residential	MFR-20: Multifamily Residential-20 [CONSOLIDATED]	Residential High		
R-18C: Multifamily Medium Density Residential - Condominiums				
R-10: Multifamily High Density Residential	MFR-48: Multifamily Residential-48 [CONSOLIDATED]			
R-10A: Multifamily High Density				

Modernize and Simplify Zones

Recommendations:

- Replace current CDZs, planned community, mixed use floating zones, and Development District and TOD overlay zones with new base zones and planned development zones keyed to *Plan 2035's* Center designations
- Delete obsolete zones
- Consolidate zones that serve similar purposes and have similar allowed uses and dimensions

TABLE 10: SUGGESTED NEW ZONE STRUCTURE

Current Zones		Suggested New Zones		Plan 2035 Classifications		
				Generalized Land Use Categories	Strategic Investment Classifications	Growth Policy Classifications
Residential - Efficiency						
R-H: Multifamily High-Rise Residential						
Center Zones						
		NC: Neighborhood Center [NEW]	Core Edge	Mixed-Use		Neighborhood Center
		LTC: Local Transit Center [NEW]	Core Edge			Local Transit Center
		TC: Town Center [NEW]	Core Edge			Town Center
		RTC-M: Regional Transit District-Low [NEW]	Core Edge	Mixed-Use	Downtown	Regional Transit District
		RTC-H: Regional Transit District-High [NEW]	Core Edge			
Nonresidential Base Zones						
C-O: Commercial Office		GCO: General Commercial and Office [CONSOLIDATED]		Commercial and Institutional		Established Community
C-A: Commercial Ancillary						
C-S-C: Commercial Shopping Center						
C-1: Existing Local Commercial						
C-2: Existing General Commercial						
C-G: Existing General Commercial						
C-C: Existing Community Commercial						
C-W: Commercial Waterfront		CC: Corridor Commercial [CONSOLIDATED]				
C-M: Commercial Miscellaneous						
C-H: Existing Highway Commercial		[DELETED]				
C-R-C: Commercial Regional Center						
I-1: Light Industrial		IE: Industrial/Employment [CONSOLIDATED]		Industrial/Employment	Innovation Corridor	Employment Area
I-3: Planned Industrial/Employment						
I-4: Limited Intensity Industrial						
U-L-I: Urban Light Industrial		HI: Heavy Industrial				Established Community
I-2: Heavy Industrial						
Planned Development Zones						
Planned Residential Zones						
R-M-H: Planned Mobile Home Community		MHPD: Mobile Home Planned Development		Residential Medium		
		RPD: Residential Planned Development [NEW]		Residential (Low, Medium, Medium-High, High)		Established Community
R-L: Residential Low Development	0.5	[DELETED]				
	1.0	[DELETED]				
R-S: Residential Suburban Development	1.6	[DELETED]				
	2.7	[DELETED]				
R-S: Residential Medium Development	3.6	[DELETED]				
	5.8	[DELETED]				
R-U: Residential Urban Development	8.0	[DELETED]				
	12.0	[DELETED]				
Center/Mixed Use Planned Development Zones						
		MUPD: Mixed-Use Planned Development [NEW]	Mixed-Use			Established Community
		LCPD: Local Center Planned Development [NEW]				Neighborhood Center

Modernize and Simplify Zones

Recommendations:

- Much simpler menu of zones.
- Current = 73 zones:
 - 33 base zones.
 - 26 floating zones.
 - 14 overlay zones.
- New = 43 zones:
 - 25 base zones.
 - 7 planned development zones (floating zones).
 - 11 overlay zones.

TABLE 10: SUGGESTED NEW ZONE STRUCTURE

Current Zones	Suggested New Zones	Plan 2035 Classifications		
		Generalized Land Use Categories	Strategic Investment Classifications	Growth Policy Classifications
				Local Transit Center Town Center
	CCPD: Campus Center Planned Development [NEW]			Campus Center
	RTCPD: Regional Transit District Planned Development [NEW]	Mixed-Use	Downtown	Regional Transit Center
V-L Village-Low	[DELETED]			
V-M: Village-Medium	[DELETED]			
L-A-C (N): Local Activity Center (Neighborhood)	[DELETED]			
L-A-C (V): Local Activity Center (Village)	[DELETED]			
L-A-C (C): Local Activity Center (Community)	[DELETED]			
M-A-C (NC): Major Activity Center (New Town or Corridor City Center)	[DELETED]			
M-A-C (NC): Major Activity Center (Major Metro Center)	[DELETED]			
R-P-C: Planned Community	[DELETED]			
M-X-T: Mixed Use – Transportation Oriented	[DELETED]			
M-X-C: Mixed Use Community	[DELETED]			
M-U-T-C: Mixed-Use Town Center	[DELETED]			
M-U-I: Mixed-Use Infill	[DELETED]			
UC-4: Corridor Node	[DELETED]			
UC-2: Regional Urban Center	[DELETED]			
UC-3: Community Urban Center	[DELETED]			
UC-1: Metropolitan Urban Center	[DELETED]			
Employment Area Planned Development Zone				
E-I-A: Employment & Institutional Area	IEPD: Industrial/Employment Planned Development	Industrial/ Employment	Innovation Corridor	Employment Area
Overlay Zones				
Chesapeake Bay Critical Area Overlay Zones				
R-C-O: Resource Conservation	RCO: Resource Conservation Overlay	Parks and Open Space	N/A	N/A
L-D-O: Limited Development Overlay	LDO: Limited Development Overlay			
I-D-O: Intense Development Overlay	IDO: Intense Development Overlay			
Aviation Policy Area Overlay Zones				
APA-1: Runway Protection Zone	APA-1: Runway Protection Zone			
APA-2: Inner Safety Zone	APA-2: Inner Safety Zone			
APA-3S: Small Airport Inner Turning Area	APA-3S: Small Airport Inner Turning Area			
APA-3M: Medium Airport Inner Turning Area	APA-3M: Medium Airport Inner Turning Area			
APA-4: Outer Safety Zone	APA-4: Outer Safety Zone			
APA-5: Sideline Safety Zone	APA-5: Sideline Safety Zone			
APA-6: Traffic Pattern Area	APA-6: Traffic Pattern Area			
Other Overlay Zones				
R-O-D Revitalization Overlay District	[DELETED]			
A-C-O Architectural Conservation Overlay	NCO: Neighborhood Conservation Overlay			

Modernize and Simplify Zones

Recommendations:


- Use a Graphic Format.
- Simpler and More Flexible Classification of Uses.

Article 3: Zoning Districts
Section 3.4: Activity Center Districts
3.4.4: Community Activity Center (CAC) District

3.4.4. Community Activity Center (CAC) District

A. Purpose

In accordance with the Comprehensive Plan, the Community Activity Center District provides for community-wide employment, retail, education, health care, entertainment, or mixed-use destinations at key intersections of major transportation corridors in Town. It is intended to provide improved access to jobs and daily institutional and service needs, a compatible mix of uses, and access to a variety of transportation options. Land uses in the district should include a mix of uses, such as office and institutional, entertainment, retail, major commercial, and residential uses—but not destination retail uses requiring substantial outdoor display or storage, such as building supply stores, plant nurseries, or auto sales.



B. Principal Intensity and Dimensional Standards

etc. are symbols used in the illustrations showing application of dimensional standards

Lot Standards	Single-Family Dwellings	Multi-Family Dwellings	Other Uses
Min. Net Lot Area (sq ft)	n/a	20,000	20,000
Min. Lot Width (ft)	20	100	150
Min. Net Density (dw./ac)	n/a	n/a	n/a
Min. Lot Coverage (%)	70	65	65

Setbacks

	Alley-loaded	Other
Min. Front (ft)	10	30
Min. Side (ft)	0	10
Min. Corner Side (ft)	18	30
Min. Rear (ft)	6	10
Min. Other (ft)	10	20

Building Standards

	Single-Family Dwellings	Multi-Family Dwellings	Other Uses
Min. Structure Height (ft)	45	60	70
Min. Building Separation (ft)	25	n/a	n/a

Notes: ft = square feet; ft = feet; dw = dwelling unit; ac = acre; % = percent; n/a = not applicable

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Article 3: Zoning Districts
Section 3.4: Activity Center Districts
3.4.4: Community Activity Center




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Table 4.2.4: Principal Use Table

P = Permitted as an exception from Site Plan Approval or with Minor Site Plan Approval by Town staff
P1 = Permitted with Major Site Plan Approval by Town Council
(when qualifying for Minor Site Plan Approval in accordance with Section 2.5.7.A.5)
S = Allowed as a Special Use
C = Allowed as an additional use in the parallel Conditional Zoning District
A = Allowed subject to a PD Plan/Agreement
Blank Cell = Prohibited (except Overlay Districts) X = Prohibited (Overlay Districts only)

Use Category	Use Type	Base/Conditional Districts																Overlay Districts		Use-Specific Standard				
		PDO	VIDR	LDR	MDR	HDR	NAC	BAC	CAC	TOD	MCV	MS	TCC	TCR	RT	RNP	CC	OT	IM		MLPD	AO-B	FO	TCCO
Agricultural and Animal Related Uses																								
Agricultural Uses	Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.2.5B.1a
	Farm, Small																							4.2.5B.1b
	Farm, Large																							
	Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.2.5B.1c
	Garden Center																							
Animal Related Uses	Greenhouse/Nursery ¹⁴																							
	Kennel, Indoor						P	P	P	P	P									P	P	P	P	4.2.5B.2a
	Kennel, Outdoor																							4.2.5B.2b
	Stables	S	S																					4.2.5B.2c
	Veterinary Clinic/Hospital							P	P	P	P	P								P	P	P	P	
Residential Uses																								
Household Living Uses	Dwelling, Duplex			P	P	P	P				P	P												
	Dwelling, Live/Work					P	P	P	P	P	P	P	P	C	C	P								4.2.5C.1a
	Dwelling, Manufactured Home ¹⁵																P					X		4.2.5C.1b

Modernize and Simplify Zones

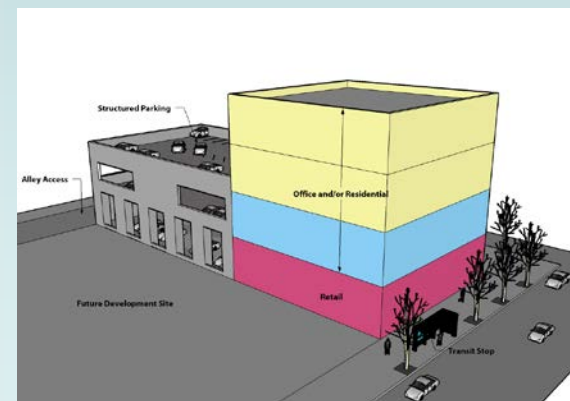
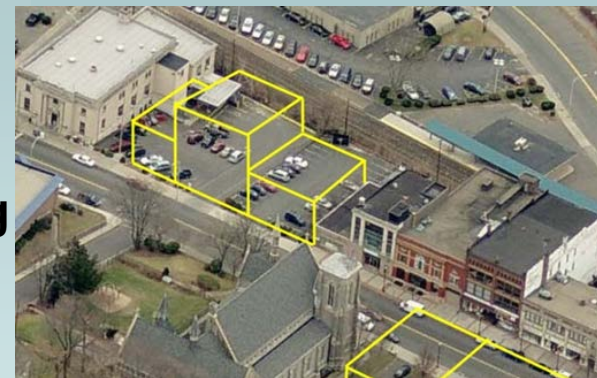
QUESTIONS AND COMMENTS



Incorporate Modern Best Practices

Support Infill Development

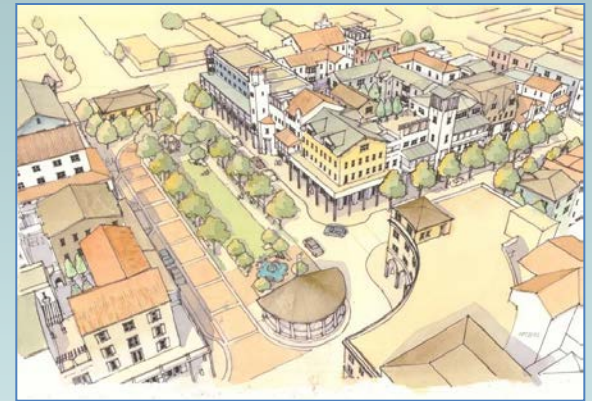
- Both technical and political dimensions.
- Technical:
 - Challenges: ensuring infill “fits into” existing or planned context.
 - Biggest temptation/mistakes:
 - Going “too far”-- prescriptive standards that drive away builders.
 - Focusing on specific desired uses.
- Political:
 - Reduce developer’s risk.
 - Make approval process easier, not harder, than for “greenfield” development.
 - Current regulations take opposite approach.



Incorporate Modern Best Practices

Support Infill Development

- **Recommendations:**
 - Establish tailored zone and other standards for the Centers and areas “inside the beltway” to make the process easier, more certain and allow preferred development types, by right.
 - Focus on basic elements of success over time -- do not be too prescriptive.
 - Market test the standards.



Incorporate Modern Best Practices

Revitalize Commercial Corridors

- Many commercial corridors today have older uses, are auto-oriented, and interspersed with vacant and underutilized lands.
- Great corridors include five elements:
 - High quality private development.
 - Carefully designed street edges.
 - Good transitions to residential.
 - Well-designed and engineered multi-modal travel lanes.
 - Good traffic management.



Incorporate Modern Best Practices

Revitalize Commercial Corridors

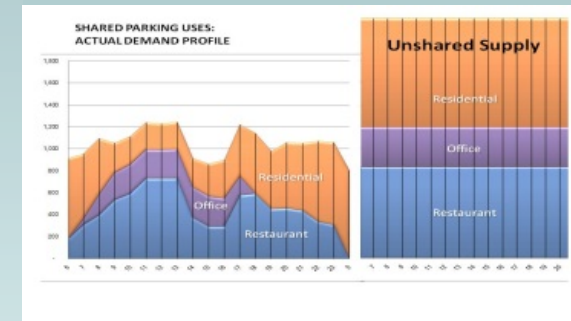
- **Recommendations:**
 - Street frontage standards.
 - Building design standards for office, commercial, office and mixed use development -- and market test them.
 - Landscape standards improved and tailored to the context of the area.
 - Revised parking standards and parking lot design standards.
 - Neighborhood compatibility standards to protect the character of adjacent neighborhoods.



Incorporate Modern Best Practices

Off-street Parking

- **Recommendations:**
 - Modernize parking ratios and tailor ratios for Centers, areas “inside the Beltway,” and all other areas.
 - Expand options for parking flexibility.
 - Require large parking lots to be broken up into sections, include pedestrian-friendly features.
 - Require cross-access between nonresidential uses.
 - Add bicycle standards in Centers, and provide incentives elsewhere.



Incorporate Modern Best Practices

Landscaping (Manual)

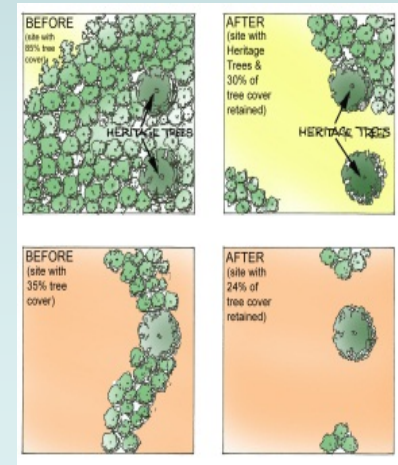
- **Recommendations:**
 - **Revise Landscape Manual to address *Plan 2035* goals and incorporate best practices.**
 - **Standards for Centers should support walkable urbanism.**
 - **Standards for the Innovation Corridor should emphasize a high-quality landscape design and intended character.**
 - **Incorporate more visual images into Landscape Manual to show required streetscapes, open space types, hardscapes, and other landscape elements.**



Incorporate Modern Best Practices

Open Space

- **Recommendations:**
 - Establish three different sets of open space set-aside standards that apply to new multifamily, mixed use, and nonresidential development, in the following distinct places:
 - Regional Transit Districts, Local Transit Centers, Neighborhood Centers, and Campus Centers.
 - “Inside the Beltway” areas.
 - All other areas in the County.
 - Allow fee-in-lieu for open space.



Incorporate Modern Best Practices

Roadway Design, Mobility, and Connectivity

- **Recommendations:**
 - **Add new urban cross-sections for Regional Transit Districts and Local Transit Centers.**
 - **Zoning Ordinance should reference the street hierarchy and street design standards in Roadway Manual.**
 - **Include basic community form standards in Subdivision Regulations that apply to development outside the Regional Transit Districts and Local Transit Centers.**

TABLE 16: POTENTIAL COMMUNITY FORM STANDARDS

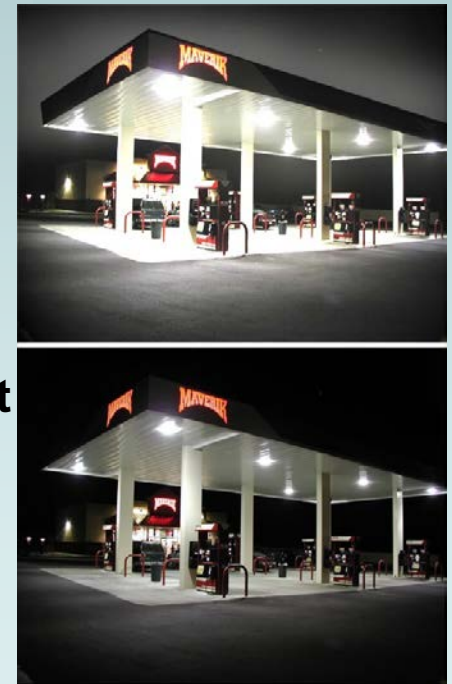
Standard	Potential Requirements
	Sidewalks be provided along both sides of every street designated as a transit route
Lot Access Standards	Ensure flag and cul-de-sac lots are configured to maintain adequate minimum access to accommodate driveways and public infrastructure (where necessary)
	Recognize the ability of a corner lot to reorient driveways to one side or another in an effort to preserve safety or traffic carrying capacity
	Driveways not have direct access to arterial streets unless no alternative means of access (e.g. alleys or parallel access streets) exists, and it is unreasonable or impractical to require a parallel access street from an adjacent arterial
	Driveway access to collector streets be limited
	Driveway access in residential zones be prohibited from areas with lot widths that are 50 feet or less for pedestrian safety and aesthetic purposes (access to be provided by alleys)
Cross Access Standards	All non-residential and multi-family development be designed to allow for cross access (across or through vehicular use areas) to adjacent sites with compatible uses (to encourage shared parking and shared access to streets) -- except in situations where environmental, topographic, or safety hazard issues make it impossible or impracticable

Incorporate Modern Best Practices

Exterior Lighting

- **Recommendations:**

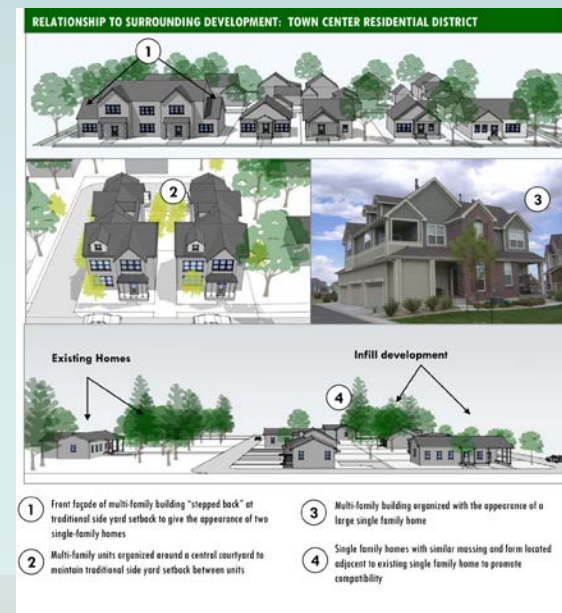
- **Mandatory use of full cutoff light fixtures.**
- **Minimum energy efficiency standards.**
- **Minimum and maximum footcandle limits.**
- **Maximum light fixture pole or mounting heights that vary for different development contexts.**
- **No canopy lighting below the edge of the canopy.**
- **No full floodlighting of uniquely colored facades.**
- **No up-lighting of signs, building, monuments, etc.**
- **Light uniformity standards.**



Incorporate Modern Best Practices

Building Form and Design Standards

- **Recommendations:**
 - Prepare a comprehensive set of form and design standards for the following areas, -- to be applied administratively.
- Regional Transit District Zones.
- Local Center Zones (Local Transit Centers, Neighborhood Centers, Town Centers, and Campus Centers).
- All other areas of the County, which might vary by context (MF / MU / Big Box).



Incorporate Modern Best Practices

Building and Form and Design Standards

- **Recommendations:**
 - All Other Areas in County
 - Multifamily standards.
 - Probably distinguish certain areas “inside the Beltway” and other areas.

TABLE 18: POTENTIAL MULTIFAMILY DESIGN STANDARDS

Standard	Potential Requirements
Building Orientation and Configuration	Orient primary building entrance to a street or open space area (e.g., courtyard) rather than a parking area, where practicable Avoid long linear corridors and hidden entrances
Building Size	Limit the length and footprint area of individual buildings
Building Facades	Provide wall offsets and other articulation features (recessed entrance, covered porch, pillars and columns, bay windows, eaves, integrated planters) along long building facades
Roofs	Limit pitch of sloped roofs Conceal flat roofs with parapets Locate and configure roof-based mechanical equipment to minimize view from street
Materials	Provide changes in building material where building forms meet Locate heavier façade materials below lighter materials
Parking Placement and Configuration	Limit parking areas between buildings and the streets they face Locate guest and overflow parking for townhouse units to side or rear of the building with the unit Limit frontage taken up by parking located to the sides of buildings Locate detached garages to the side or rear of buildings
Transition	Limit the size of multifamily structures within 100 feet of single-family homes; also establish rules governing roof treatment, glazing, and façade treatment in the edge areas adjacent to single-family development.
Storage and Service Areas	Locate storage buildings, garbage and recycling facilities, and other service areas to be conveniently accessible to residents, yet minimize noise and odor impacts on the residents and on adjacent residential development Enclose or otherwise fully screen outdoor garbage and recycling facilities, and other outdoor service areas to minimize views from dwelling units and adjacent residential development
Open Spaces	Locate and configure open spaces so they are visible from dwelling units

Incorporate Modern Best Practices

Building Form and Design Standards

- **Recommendations:**
 - All Other Areas in County
 - Mixed use and nonresidential standards.
 - Probably distinguish certain areas “inside the Beltway” and other areas.

TABLE 19: POTENTIAL MIXED-USE AND NONRESIDENTIAL DESIGN

STANDARDS	
Standard	Potential Requirements
Building Orientation and Configuration	Orient buildings to front streets, not parking areas
	Orient around a central spine street or accessway (for multi-building developments)
	Locate and configure outparcels and their buildings to define street edges, development entry points, and gathering spaces
	Use design features (canopies, recesses, arcades, raised parapets, roof forms, adjacent display windows) to establish clearly defined, highly visible, primary building entrances
Building Facades	Use design features to configure tall buildings with a clearly recognizable base, middle, and top
	Provide wall offsets and other articulation features (changes in color, recessed entrance, awnings, pillars and columns, bay windows, eaves, integrated planters) along a long front building facade and along facades facing residential development
Transparency	Incorporate windows and doors along the front building facade to cover a certain percentage of the façade area (with separate standards for ground floors and upper floors)
	Ensure ground-level windows that are transparent, allowing views into the building
Roofs	Provide a variety of three or more sloping roof planes
	Incorporate roof line changes reflecting the required façade massing changes
	Locate and configure roof-based mechanical equipment to minimize view from street
Parking Placement and Configuration	Locate surface parking areas to the side or rear of buildings or limit parking areas between buildings and the street
	Limit frontage taken up by parking located to the sides of buildings
	Organize large surface parking lots into a series of parking bays surrounded by buildings, landscaped medians, or accessways designed to look like streets
Storage and Service Areas	Locate storage buildings, garbage and recycling facilities, and other service areas to be conveniently accessible to occupant, yet minimize noise and odor impacts on the occupants and on adjacent residential development
	Enclose, incorporate into overall building design, or otherwise fully screen outdoor storage, garbage and recycling facilities, and other service areas from view from the street and adjacent residential development
Open Spaces	Provide outdoor gathering spaces such as courtyards, plazas, pocket parks
	Provide pedestrian amenities such as plazas, seating areas, or gathering spaces between buildings
	Locate and configure open spaces so they are visible from buildings
Transition	Limit the size of nonresidential structures within 100 feet of single-family homes; also establish rules governing roof treatment, glazing, and façade treatment in the edge areas adjacent to single-family development.
Operational Hours	Limit the hours of operations involving outdoor areas adjacent to residential development

Incorporate Modern Best Practices

QUESTIONS AND COMMENTS



Next Steps

- **Three Countywide Public Forums** **January 27-29, 2015**
- **Four Focus Group meetings** **January 27-29, 2015**
- **Zoning Technical Panel meeting** **January 29, 2015**
- **Second Planning Board meeting** **January 29, 2015**
- **District Council meeting** **February, 10, 2015**
- **Drafting Zoning Ordinance and Subdivision Regulations** **March 2015 and beyond**